

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Morris County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$16,467,749**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	99.83 %	94.57 %	5	96.48 %	79	78	
% of Funds Disbursed	94.77 %	87.76 %	8	89.00 %	81	79	
Leveraging Ratio for Rental Activities	6.9	5.07	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	88.70 %	80.09 %	18	83.25 %	41	35	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.65 %	65.07 %	13	70.99 %	36	34	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.69 %	83.75 %	4	81.75 %	86	83	
% of 0-30% AMI Renters to All Renters***	70.80 %	44.77 %	6	45.84 %	91	88	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.44 %	1	96.12 %	100	100	
Overall Ranking:			In State: 5 / 27	Nationally:	87	87	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$69,507	\$28,658		\$27,889	113 Units	37.20 %	
Homebuyer Unit	\$28,346	\$17,438		\$15,632	155 Units	51.00 %	
Homeowner-Rehab Unit	\$18,750	\$15,853		\$21,037	8 Units	2.60 %	
TBRA Unit	\$7,623	\$8,135		\$3,206	28 Units	9.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Morris County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.2 %

R.S. Means Cost Index: 1.12

\$124,149

\$110,709

\$99,461

\$137,887

\$97,869

\$78,568

\$18,750

\$17,579

\$23,907

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	77.0	46.5	87.5	66.7
Black/African American:	12.4	14.8	0.0	11.1
Asian:	0.0	3.2	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	4.4	0.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.3	0.0	0.0
Asian/Pacific Islander:	0.9	1.9	0.0	0.0

ETHNICITY:

Hispanic	5.3	31.0	12.5	22.2
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HOUSEHOLD SIZE:

1 Person:	74.3	20.0	37.5	44.4
2 Persons:	8.0	22.6	12.5	22.2
3 Persons:	9.7	19.4	25.0	22.2
4 Persons:	1.8	28.4	12.5	11.1
5 Persons:	1.8	5.8	12.5	0.0
6 Persons:	3.5	1.9	0.0	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.9	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	40.7	22.6	12.5	33.3
Elderly:	44.2	3.2	50.0	11.1
Related/Single Parent:	11.5	38.1	0.0	44.4
Related/Two Parent:	0.9	32.9	37.5	11.1
Other:	2.7	2.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.6	0.0 [#]
HOME TBRA:	0.0	
Other:	52.2	
No Assistance:	29.2	

of Section 504 Compliant Units / Completed Units Since 2001 155

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Morris County Consortium

State: NJ

Group Rank: 87
 (Percentile)

State Rank: 5 / 27 PJs

Overall Rank: 87
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	88.7	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	67.65	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.69	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.73	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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